

WEST TISBURY  
CONSERVATION COMMISSION  
MINUTES OF MEETING  
November 17, 2021

The meeting was held via Zoom in accordance with the Governor's order suspending certain provisions of the Open Meeting Law, G.L. c.30A sec.20. Public participation will be via remote participation (Zoom) pursuant to M. G. L. Chapter 20 of the Acts of 2021.

**Present:** John Brannon, Geraldine Brooks, Whit Griswold, Angela Luckey, Donna Paulnock, and Peter Rodegast

**Absent** Michael Turnell

**Staff Present:** Maria McFarland

**Also present for all or part of the meeting:** Michael Barclay, Elaine Florio, Denna McDermott, and George Sourati

Whit Griswold called the meeting to order at 5:07 P.M.

**Continued Public Hearing:**

**Map 39 Lot 9/SE79-428:** A public hearing under the requirements of G.L. Ch.131 § 40, as amended, and West Tisbury Wetlands Protection Bylaw and regulations to consider a **Notice of Intent** filed by Sourati Engineering Group, LLC, for a project to renovate an existing single-family residence consisting of four (4) detached structures and a deck as follows:

Structure 1 will be demolished and reconstructed in the existing foot print.

Structure 2 will add a set of outside stairs and a 20 sq. ft. addition with a new foundation.

Structures 3 and 4 will have cosmetic exterior and interior renovations.

The deck connecting the structures will be removed and rebuilt. The existing structures are partially within the 100-year floodplain and within Land Subject to Coastal Storm Flowage and Buffer Zone to Bordering Vegetated Wetland adjacent to Middle Cove on Tisbury Great Pond. The project location is 226 Middle Point Road owned by Almostendofthedirtroad, LLC.

Due to an issue with the zoom link for the November 9, 2021 meeting, the public hearing on this project was continued to this evening. No testimony was taken at the November 9 meeting.

George presented the project. Members viewed the project plan and site visit photos.

First floor elevations are above flood zone elevation 10, but the grading around the structures are in and out by a few inches.

George explained that building all the structures had a mold inspection. Building one was found to have mold in the walls so this structure has to be demolished. A new slab foundation will be poured for building one, a small slab will be poured for the powder room and exterior staircase. All foundations are slab on grade except for building one.

There is no new landscaping proposed, however, it will be necessary to remove some existing vegetation that has grown too close to the buildings. At the site visit Michael flagged several Russian Olive, a non-native invasive species and a few others that can be removed that will open up the access around the perimeter. All trees to be removed are within the limit of work.

Access with a bobcat from the parking area. North of building 4 There is a stand of bittersweet on the parking area side of the building 4 that will be cut back to create an 8-foot access path to be used for the demolition of building 1.

Erosion controls silt fencing backed with construction fencing.

Commissioner's comments/ questions:

Peter noted that all of the proposed work is within existing disturbed areas.

He asked about the history of the 4 wells shown on the project plan. George responded that all four wells are in use and were needed to get adequate water.

Peter also asked why only one building has a mold problem and if there is a noticeable difference in the building type that would make building 1 moldy where the others are not?

George explained that the floor was recessed about 12" below grade to get extra ceiling height which created moisture that got into the walls.

Geraldine asked about the grade toward the pond. Maria replied that it was flat with a gradual slope that is well vegetated.

Donna commented that everything talked about at the site visit has been covered.

George will revise the plan to pull the limit of work fence on the pond side. It will be reduced to 10 feet off the structures. South of the buildings to 10 feet off the corner .

Whit closed the public hearing. There was no public comment.

John made a motion, seconded by Geraldine to approve the project as presented. Roll Call Vote: Angela -aye, , Donna-aye, John – aye, Geraldine- aye Peter – aye, and Whit – aye.

#### **Administrative:**

**John Brannen Resignation:** Today John sent an email to the board to let everyone know that he will be resigning from the board effective at the end of December. John said he has enjoyed being on the Commission. Members will work to find a replacement. The two associate positions are also available.

**Bylaw Regulations review:** Maria told the board about the response she got from John Rockwell regarding a review of the draft regulations. His rate is \$100 an hour. He suggested we look at the Falmouth regulations which Maria noted might be more complex than needed. Maria will ask Mr. Rockwell for a cost estimate for 4-5 hours of work to review the draft of the revisions to the bylaw regulations on the buffer zone and view channels. Geraldine thought he might be over complicating the matter. Maria said she thinks he is suggesting there needs to be more references to scientific data to back up the regulations.

**99 Pond View Farm Road/ Foster:** Angela asked if anything was happening with this project. Maria replied that most of the activity the neighbors are concerned about is outside the board's jurisdiction and unless and until something happens, such as erosion toward the pond, there isn't much the board can do. Whit said there is some erosion to the south, but not towards the pond.

Apparently, the controversy is that the property is being marketed as a conference center. When the project was being permitted it was for a single-family dwelling. Maria will follow up with the applicant's representatives on the as built plan they are required to submit to the board.

There being no further business to discuss the meeting adjourned at 5:50 PM.

Respectfully submitted,

Maria McFarland  
Board Administrator  
APPROVED  
DECEMBER 14, 2021